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2
3 PLEASANT GROVE CITY
4 PLANNING COMMISSION MINUTES
5 April 10, 2014
6

7 **PRESENT:** Chair Scott Richards, James Malone, Amy Cardon, and Levi Adams, Eric Jensen.
8 Commissioners Julia Whetman and John Stevens were excused from the meeting.
9 Commissioner Dallin Nelson was absent from the meeting.
10

11 **STAFF:** Community Development Director Ken Young, Planning Intern Marcus Wager,
12 Planning Tech Barbara Johnson, and NAB Chairpersons Libby Flegel and Pete Blake. City
13 Engineer Degen Lewis was excused from the meeting.
14

15 The meeting started at 7:00 p.m.
16

17 Chair Richards welcomed those present to the meeting.
18

19 **Commission Business:**
20

21 **a. Opening Remarks:** Commissioner James Malone gave the opening remarks.
22

23 **b. Agenda Approval:**
24

- 25 • **MOTION:** Commissioner Adams moved to approve the written agenda as
26 public record, noting that Item 2 would be continued to May 8, 2014, and
27 Item 5 would be continued to April 24, 2014. It was noted that
28 Commissioner Jensen would be voting at tonight's meeting.
29 Commissioner Jensen seconded the motion. The Commissioners
30 unanimously voted "Aye". The motion carried.
31

32 **c. Staff Reports:**
33

- 34 • **MOTION:** Commissioner Malone moved to approve the Staff Reports as
35 part of the public record. Commissioner Adams seconded the motion.
36 The Commissioners unanimously voted "Aye". The motion carried.
37

38 **d. Declaration of conflicts and abstentions from commission members:** There
39 were no conflicts declared.
40

1 **ITEM 1** Public Hearing to consider the request of Paul Adams to amend Amberwood Estates
2 Lot 11 of Plat C and Lot 8 and Plat B and create Amberwood Estates Plat E located at
3 approximately 1132 East 740 South in the R1-9 zone. **SCRATCH GRAVEL**
4 **NEIGHBORHOOD.**

5
6 Planning Intern, Marcus Wager, presented the staff report and displayed an aerial map of the
7 subject property. He explained that the applicant is requesting approval of a two-lot preliminary
8 plat called Amberwood Estates Plat E in the R1-9 (Single Family Residential) Zone, with a
9 General Plan designation of Medium Density Residential. The proposed plat is intended to make
10 Lot #1 larger, and double the minimum lot size in order to have an accessory building in the back
11 yard. Both lots were determined to meet the minimum 9,000 square feet required in the zone.
12 Staff recommended approval of the proposed preliminary plat.

13
14 The applicant, Paul Adams, gave his address as 1132 East 740 South and explained that the
15 proposal is to provide more space for his children.

16
17 The public hearing was opened.

18
19 Dave Martin gave his address as 772 South 1150 East and asked for clarification on what would
20 occur in nearby areas that have trees. Mr. Adams replied that more grass will be planted and
21 nothing else will be built in that specific area.

22
23 Douglas Weight was present representing Knight West Construction and stated that he has been
24 assisting Mr. Adams in the approval process. Mr. Weight explained that there is currently a 20-
25 foot easement and the applicant intends to remain within that easement.

26
27 There were no further public comments. The public hearing was closed.

28
29 **MOTION:** Commissioner Jensen moved that the Commission approve the preliminary plat,
30 known as Amberwood Estates Plat E, and adopt the exhibits, conditions, and findings contained
31 in the staff report. Commissioner Malone seconded the motion. The Commissioners
32 unanimously voted "Aye". The motion carried.

33
34 **ITEM 2** Public Hearing to consider the request of Isis Group, LLC for a two-lot preliminary plat
35 called Myler Subdivision located at approximately 810 West 700 South in the Grove Zone.
36 **SAM WHITE'S LANE NEIGHBORHOOD** *Continued to May 8, 2014.

37
38 **ITEM 3** Public Hearing to consider to the request of Leisure Villas for preliminary plat approval
39 of Strawberry Creek Villas located at approximately 220 South 800 West in the Grove Zone with
40 the Senior Housing Overlay (SHO) in the **SAM WHITE'S LANE NEIGHBORHOOD.**

41
42 Mr. Wager presented the staff report and displayed an aerial map of the property. He reported
43 that the applicant is requesting approval of a preliminary plat called Strawberry Creek Villas Plat
44 A in The Grove-Mixed Housing Zone, with a General Plan designation of The Grove. Following
45 approval of the Westroc Property Plat, in November 2013, the proposed plat was intended to

1 condominiumize the lots so that they may be sold individually. There are 75 total lots proposed
2 within the senior housing project.

3
4 Community Development Director, Ken Young, referenced a letter submitted by Mr. Dana
5 Fairbanks, a nearby property owner (see attached). Director Young explained that other nearby
6 construction projects in the past have created dust for Mr. Fairbanks and caused problems with
7 his air conditioners. Mr. Fairbanks was concerned that this may occur again with construction
8 taking place on the Westroc property. He asked staff to take this into consideration. Director
9 Young explained that staff has recommended that the dust be contained on the property during
10 construction as a condition of approval. One method of containment would be to not use a
11 crusher onsite. Another would be to wet down the property while performing earth work.

12
13 The public hearing was opened.

14
15 Pete Blake gave his address as 29 South 2000 West and asked for clarification as to whether the
16 units will be purchased or rented. Staff responded that they will be sold. With regard to a
17 question raised about zoning, Director Young explained that the property has been in the Grove
18 Zone for a long time. A Senior Housing Overlay was applied last year to this specific area as
19 well. Director Young provided the definition and purpose of the Senior Housing Overlay. Mr.
20 Blake next inquired as to a time frame when the units will be occupied. Director Young
21 responded that it is anticipated that there will be occupants by the end of the year.

22
23 There were no further public comments. The public hearing was closed.

24
25 Commissioner Malone saw no issues of concern and felt that what was proposed is a good
26 project. With regard to dust containment, Director Young stated that all related comments on the
27 matter will be forwarded on to the engineers for discussion at their preconstruction meeting.

28
29 **MOTION:** Commissioner Cardon moved that the Commission approve the preliminary plat,
30 known as Strawberry Creek Villas Plat A, and adopt the exhibits, conditions, and findings
31 contained in the staff report, and as modified by the following conditions:

- 32
33 1. Consideration shall be given for provisions for dust control that will be implemented with
34 the development of the site.
35
36 2. All final planning, engineering, and fire department requirements shall be met.

37
38 Commissioner Malone seconded the motion. The Commissioners unanimously voted "Aye".
39 The motion carried.

40
41 **ITEM 4** Public Hearing to consider the request of D.R. Horton to amend The Commons Plat A
42 to reflect a boundary line change at approximately 1580 West 100 South in the Grove Zone.
43 **SAM WHITE'S LANE NEIGHBORHOOD.**

1 Mr. Wager presented the staff report and displayed an aerial map of the property. He explained
2 that the applicant is matching the southern plat boundary to the existing fence line along that
3 edge. There is a slight difference between the legal description of the two properties (Townhome
4 plat and Smith parcel) and the location of the fence. The applicant decided to resolve the issue by
5 matching the legal description to the fence line, which results in a slight increase the size of the
6 Smith parcel. It was noted that there are no any outstanding planning or engineering issues with
7 the proposal. Staff recommended approval of the preliminary plat.
8

9 Krisel Travis was present on behalf of D.R. Horton and gave her address as 12351 South Draper
10 Parkway, in Draper. She explained that there are three property owners who will gain property
11 from the proposed change. She identified the individuals as Kyle Smith, Stanley Smith, and the
12 Proctor Family. She noted that the widest point begins at nine feet and tapers down to zero.
13 About 650 square feet will be given to Kyle Smith, 940 square feet to Stanley Smith, and four
14 square to the Proctor Family.
15

16 The public hearing was opened.
17

18 Pete Blake asked for clarification as to whether the proposal will align the property boundary
19 with the original fence line. Staff responded in the affirmative.
20

21 There were no further public comments. The public hearing was closed.
22

23 **MOTION:** Commissioner Adams moved that the Commission approve the preliminary plat
24 called The Commons Plat A, and adopt the exhibits, conditions, and findings contained in the
25 staff report. Commissioner Jensen seconded the motion. The Commissioners unanimously
26 voted "Aye". The motion carried.
27

28 **ITEM 5** Public Hearing to consider site plan approval for doTERRA Phase II located at 1289
29 West Pleasant Grove Boulevard in the Grove Zone. **SAM WHITE'S LANE**
30 **NEIGHBORHOOD.** **Continued to April 24, 2014.*
31

32 **ITEM 6** Public Hearing to consider site plan approval for Aroma Tools located at approximately
33 503 South Pleasant Grove Boulevard in the Grove Zone. **SAM WHITE'S LANE**
34 **NEIGHBORHOOD.**
35

36 Mr. Wager presented the staff report and displayed an aerial map of the property. He explained
37 that the applicant is requesting approval of a site plan for a 24,780 square-foot building located at
38 approximately 503 South Pleasant Grove Blvd, in The Grove-Commercial Sales Zone, with a
39 General Plan designation of The Grove. The site has been planned to meet the requirements of
40 The Grove-Commercial Sales Zone. Access was shown on the plan to be at three points,
41 including two from Pleasant Grove Boulevard and one from the existing road to the south. The
42 building will have two stories consisting of retail, office, and storage space. The parking was
43 planned to meet code requirements, with three of the parking spots being ADA compliant. The
44 landscaping was also planned to meet the zoning requirements. The Phase 2 area was not
45 included in the site plan approval.

1 Mr. Wager noted that the Design Review Board met on April 9, 2014, and further reviewed the
2 architecture and landscaping in the proposed site plan. They recommended that the landscaping
3 between the building and Pleasant Grove Boulevard be a five-foot park strip with a six-foot
4 sidewalk that is straight rather than meandering. They also recommended the placement of
5 three-inch caliper trees to be located behind the sidewalk in more clustered areas, more shrubs
6 within the southwest planter area, and the addition of benches. The site plan was to show the
7 location of the exterior building lighting and the dumpster enclosure should be built with
8 materials that match the building. The dumpster enclosure should also include a metal gate that
9 will match the trellis on the building. The site plan should show placement of the wall signage
10 on the building as well. Staff recommended approval of the site plan for Aroma Tools, with the
11 condition that all final planning, engineering, and Fire Department requirements are met.
12

13 Director Young indicated that the Design Review Board also recommended that a waiver from
14 the requirements for the Garden Architectural Design District be granted. This district has an
15 emphasis on red brick, and represents the 1920s and 1930s architectural style. doTERRA
16 requested and was granted a waiver from these requirements. Aroma Tools works with
17 doTERRA and their products, and their desire is to resemble the doTERRA building. It was
18 noted that any waivers will require final approval from the City Council.
19

20 As a side note, Director Young explained that as staff has reviewed the doTERRA building, the
21 proposed Aroma Tools building, and the anticipated 40-acre theme park that will be across the
22 street, there will be significant variances from what was anticipated architecturally in the Garden
23 District. Staff was considering a proposal to amend the ordinance to eliminate the Garden
24 District, and allow it to be encompassed on either side by what is known as the Mountain District
25 and the Interchange Subdistrict.
26

27 Commissioner Malone asked what the Design Review Board's reasoning was for recommending
28 a straight, rather than meandering sidewalk. Director Young explained that there is existing
29 sidewalk on the property to the south as well as on the doTERRA property that does not
30 meander. The Board was also looking at the desired types of trees to include in the landscaping.
31 They felt that a straight sidewalk would be better. It was also noted that there is a requirement to
32 plant the trees at least 10 feet from the sidewalk, if the sidewalk is adjacent to the curb and
33 gutter.
34

35 Chris Pasker identified himself as an architect with PGA&W Architects, located at 5263 South
36 Commerce Drive, in Murray. He stated that he would be available to answer any questions and
37 he is working with Alan Higley, the owner of Aroma Tools. Mr. Pasker explained that the
38 applicant requested that PGA&W design a facility that could tie in with the doTERRA building,
39 and showed pictures of the proposed facility to the Commission. He expressed how difficult it is
40 to construct a 20,000 square-foot building entirely out of masonry, and referred to suggestions
41 submitted to City's Planning Department.
42

43 Commissioner Malone asked Mr. Pasker if he had any issues with the recommendations made by
44 the Design Review Board. Mr. Pasker replied that overall he had no issues with their

1 suggestions, although he preferred the meandering sidewalk. He explained that there are carpet
2 design patterns within the building that would have complimented a meandering sidewalk nicely.

3
4 The applicant, Alan Higley, gave his address as 1543 South 2050 East, in Spanish Fork. He
5 addressed the meandering sidewalk and explained that the Design Review Board was concerned
6 that it would bring the trees too close to the street and cause possible root breakage. Mr. Higley
7 explained that a slightly meandering sidewalk, however, could likely still be achieved to remain
8 consistent with the theme inside the building while keeping the trees a safe distance from the
9 road. Commissioner Jensen remarked that he likes the meandering sidewalks.

10
11 The public hearing was opened.

12
13 Pete Blake pointed out that there is a curve going northbound on Pleasant Grove Boulevard,
14 which is a single lane. He asked if it that would be a problem for people slowing and turning
15 into the property and if there would be any way to include a deceleration lane at that location.
16 Director Young responded that Engineer Lewis needs to address the matter; however, it was
17 Director Young's understanding that the road will be widened to two lanes on that side.

18
19 There were no further public comments. The public hearing was closed.

20
21 Commissioner Malone voiced his support for the project and stated that it would be an
22 improvement to the Garden District. Commissioner Adams asked for clarification on the
23 recommendations that the Commission would pass on to the City Council. Chair Richards
24 explained that the motion will need to include whether or not the Commission supports granting
25 the applicant a waiver from following the Garden Architectural Design District requirements.
26 There was further discussion on the recommendations proposed by the Design Review Board.
27 Overall, the Commission was in favor of maintaining the meandering sidewalk as it provides
28 park-like appeal.

29
30 **MOTION:** Commissioner Jensen moved that the Commission recommend that the City Council
31 approve the site plan for Aroma Tools, and adopt the exhibits, conditions, and findings contained
32 in the staff report, and as modified by the following conditions:

- 33
34 1. In addressing Item 1A of the recommendations of the Design Review Board, the
35 Commission recommends keeping the meandering sidewalk rather than the straight
36 sidewalk.
37
38 2. The Commission recommends all other recommendations as listed by the Design Review
39 Board.
40
41 3. The Commission recommends that the applicant be granted a waiver from following the
42 requirements listed in the Garden Architectural Design District.
43

44 Commissioner Malone seconded the motion. The Commissioners voted unanimously "Aye".
45 The motion carried.

1 **ITEM 7** Public Hearing to consider site plan approval for McDonald's located at approximately
2 2000 West Pleasant Grove Boulevard in the Grove Zone. **SAM WHITE'S LANE**
3 **NEIGHBORHOOD.**
4

5 Mr. Wager presented the staff report and explained that the applicant is requesting approval of a
6 site plan for a 4,320 square-foot restaurant located at approximately 2000 West Pleasant Grove
7 Blvd, in The Grove-Commercial Sales Zone, with a General Plan designation of The Grove. The
8 Planning Commission originally approved the request in January 2012, and the City Council
9 approved the original site plan on February 7, 2012. In September of 2013, however, the site
10 plan was rendered invalid because it exceeded the one-year mark for development to commence.
11 The applicant is now ready to move forward with the project and is seeking re-approval.
12

13 Only a few minor changes were made to the plan since its initial approval, including a slight
14 increase in the building footprint. The site was planned to meet the requirements of The Grove-
15 Commercial Sales Zone, and access was shown on the plan to be at three points off of the side
16 streets from 2000 West and Pleasant Grove Blvd. The parking was planned to meet the needs of
17 McDonald's, with two of the parking spots being ADA compliant. The landscaping and lighting
18 plans also meet the zoning requirements. Staff recommended approval.
19

20 Chair Richards recalled that a neighbor was concerned about water issues when the site plan was
21 originally approved. Director Young explained that the City has a plan for a detention basin on
22 the adjacent property. He mentioned that this will also be incorporated into the landscaping for
23 the theme park, which should address the water retention in this area.
24

25 Darrin Perkes was present representing Dominion Engineering, the firm representing
26 McDonald's. He provided a background on the site plan and explained that the McDonald's
27 Corporation is ready to move forward with the project. He explained that the current site plan is
28 very similar to the previous application. The only exception is that of a slightly larger footprint,
29 which is due to McDonald's having a newer prototype building with a different kitchen
30 configuration. Mr. Burks stated that their goal as the engineering firm is to have the project
31 permitted by the fall in order for McDonald's to begin the process of awarding the project to a
32 contractor. They hoped to break ground by next spring.
33

34 The public hearing was opened.
35

36 Pete Blake asked about 700 South, which is the road located to the north of this property. He
37 asked if it would be used by the theme park, and if there would be any anticipated traffic
38 problems. Director Young informed Mr. Blake that the aforementioned road has been
39 abandoned.
40

41 There were no further public comments. The public hearing was closed.
42

43 **MOTION:** Commissioner Malone moved that the Commission recommend that the City
44 Council approve the site plan for McDonald's, and adopt the exhibits, conditions, and findings

1 contained in the staff report. Commissioner Adams seconded the motion. The Commissioners
2 unanimously voted "Aye". The motion carried.
3

4 **ITEM 8** Public Hearing to consider the request of Mike Miller to amend City Code Section 10-
5 9B-7-F5 rear and side yard setbacks on a corner lot. **CITY WIDE.**
6

7 Mr. Wager presented the staff report, and explained that the applicant is proposing a text
8 amendment to Section 10-9B-7-F5 of the Pleasant Grove City Code to allow greater ability to
9 construct a garage in the corner rear yard area of his lot. The code currently states that on a
10 corner lot, an accessory building must have a 25-foot setback from the street. The applicant
11 would like to change that to a 10-foot rear yard setback from the street on a corner lot. The
12 corner clear view area would also need to be met. Director Young and Engineer Lewis both felt
13 that the proposal was fair and should not create problems on corner lots. Staff recommended
14 approval of the City Code Amendment.
15

16 Chair Richards asked if staff had any visibility concerns with decreased setbacks. Director
17 Young explained that all development proposals on corner lots are required by ordinance to be
18 reviewed by the City Engineer because they are all different. The City Engineer will determine
19 whether or not each proposal meets the clear vision area. Therefore, the proposed City Code
20 amendment does not preclude the requirements of the clear vision area.
21

22 The public hearing was opened. There were no public comments. The public hearing was
23 closed.
24

25 Commissioner Adams was pleased to hear that each case would be reviewed by the City
26 Engineer on an individual basis.
27

28 **MOTION:** Commissioner Adams moved that the Commission recommend that the City Council
29 approve the proposed text amendments to Section 10-9B-7-F5, yard requirements in the R-1
30 Single-Family Residential Zones, of the Pleasant Grove City Code; and adopt the exhibits,
31 conditions, and findings contained in the staff report. Commissioner Cardon seconded the
32 motion. The Commissioners unanimously voted "Aye". The motion carried.
33

34 **ITEM 9** Public Hearing to consider the request of Wayne Beesley to amend City Code Section
35 10-14-24-1C by adding temporary vehicle storage as a permitted use on property located at
36 approximately 411 North 2000 West in the Grove (Commercial Sales) Zone. **SAM WHITE'S**
37 **LANE NEIGHBORHOOD** **Continued from March 27, 2014.*
38

39 Mr. Wager explained that the above item was continued from the previous meeting, and provided
40 background information on the request. The applicant received a letter from the Community
41 Development Office regarding the storage of vehicles on his property. The letter stated that
42 storing vehicles was not a permitted use in the area and requested that the vehicles be relocated
43 to a more appropriate location. The applicant then scheduled a meeting with staff whereupon he
44 sought to proceed with the amendment process. The property is located in the Grove, in the
45 Commercial Sales Subdistrict Zone.

1 The area of the applicant's property is largely undeveloped, and the applicant has been storing
2 vehicles on his property for a couple of years. Mr. Wager described the changes made to the
3 proposal since the last meeting. The proposal initially requested an amendment to allow for the
4 storage of vehicles as a permitted use for 90 days, without further clarification. Now the
5 proposed text amendment as listed in Pleasant Grove City Code Section 10-14-24-1C, in the
6 Conditional Uses, Land Use Code 4606 reads: "Temporary Vehicle Storage (maximum 90
7 consecutive days per year)."
8

9 Although the long-term storage of vehicles could be problematic, staff felt that the temporary
10 storage of not more than 90 consecutive days per year is a good solution to allow the property
11 owner to make temporary use of his property until a more permanent arrangement can be made.
12 Mr. Wager noted that a property owner would have to be heard by the Planning Commission
13 each year in order to obtain a conditional use permit. Staff recommended the Commission
14 recommend approval of the proposed amendments to the City Council.
15

16 Commissioner Malone asked for clarification on the types of vehicles that can be stored.
17 Director Young stated that the proposed amendment would apply to the storage of vehicles that
18 are not currently being used, rather than regularly used vehicles.
19

20 Commissioner Malone asked what kinds of vehicles are being stored on the subject property.
21 The applicant, Wayne Beesley, responded that the vehicles range from smaller vans to large
22 buses, and they have been used to transport handicapped children to school all over the State of
23 Utah during the school year. The vehicles are then stored on Mr. Beesley's property during the
24 summer months when they are not in use.
25

26 Commissioner Jensen commended Mr. Beesley for doing a tremendous job of maintaining his
27 property. Mr. Beesley explained that he mows regularly.
28

29 The public hearing was opened.
30

31 Pete Blake inquired as to the reason for the 90-day timeframe. Chair Richards explained that the
32 purpose and intent of the language was to avoid setting a precedent for the entire area. Mr. Blake
33 felt that the proposed use would be a good way to utilize an otherwise vacant piece of property.
34

35 There were no further public comments. The public hearing was closed.
36

37 **MOTION:** Commissioner Jensen moved that the Commission recommend that the City Council
38 approve the proposed text amendments to Section 10-14-24-1C, the Grove Commercial Sales
39 Subdistrict Conditional Uses, of the Pleasant Grove City Code, with the additional condition of
40 90 consecutive days per year. Commissioner Cardon seconded the motion. The Commissioners
41 voted unanimously "Aye". The motion carried.
42

43 It was noted that this item will move forward to the City Council on May 6, 2014.
44

1 **ITEM 10** Public Hearing to consider the request of Rob Taylor to amend City Code Section 10-
2 14-27-1C-2 to allow Used Car Sales located at approximately 150 North County Boulevard in
3 the Grove (Commercial Sales) Zone. **SAM WHITE'S LANE NEIGHBORHOOD.**
4

5 Mr. Wager presented the staff report and displayed an aerial map of the property. He explained
6 that the applicant has requested that the City Code be amended to permit used car sales within a
7 restricted area of the Grove Commercial Sales Subdistrict on the west side of North County
8 Boulevard, between State Street and Center Street. He identified a long, narrow parcel in the
9 area that would work well for the expansion of his business, Shamrock Auto Sales. It was noted
10 that only new car sales are currently permitted in the Grove Commercial Sales Subdistrict.
11

12 The map showed that the requested area for used car sales is narrow and limited in its potential
13 for development. Only smaller commercial developments would be able to be built. Other
14 options that were considered as part of the applicant's request included the adoption of a liberal
15 definition of "new car sales" that would allow for used car sales in the subdistrict, or changing
16 the zone on the identified properties to a zone that would allow for the use. Lastly, consideration
17 was also given to amending the code to permit used car sales anywhere in the subdistrict. After a
18 discussion with the City Council and staff review with the City Attorney, it was determined that
19 establishing a specified area permitting used car sales would be the best approach to achieve the
20 applicant's objective.
21

22 Paul Washburn was present representing the applicant, Mr. Robb Taylor. He stated that
23 Mr. Taylor has owned Shamrock Auto Sales in Pleasant Grove for several years. He has an
24 unusual business model and noted that most of the cars in his lot are current year cars. He has a
25 unique relationship with General Motors where he buys new, but used cars that have very few
26 miles on them. Mr. Washburn noted that a recent study showed that there is only one new car
27 dealership in the State of Utah that has a higher percentage of current year cars in their inventory
28 than Shamrock Auto Sales. He explained that in order for Shamrock Auto Sales to maintain the
29 kind of relationship they have with General Motors, they need to build a more formal car lot than
30 what they have presently. Mr. Washburn stated that Shamrock Auto Sales has been one of the
31 top sales tax producers in the City for many years, and they would like to stay in Pleasant Grove.
32 If this proposal is not approved, they will likely have to relocate.
33

34 Director Young presented a map of the subject property and pointed out that it has very shallow
35 lots.
36

37 The public hearing was opened.
38

39 Pete Blake asked if the amendment would only allow for used car sales within a specified area.
40 Staff answered in the affirmative. Director Young further clarified that the verbiage being added
41 to the permitted uses section of the Code will allow the sale of used motor vehicles and
42 automobiles within the area west of North County Boulevard, between State Street and Center
43 Street as shown on an attached map. Mr. Blake also inquired about the potential development of
44 a new road. Director Young was under the impression that Mr. Taylor would like to develop the

1 northern end of the subject property. Once that end of the property develops, a new road will be
2 constructed.

3
4 There were no further public comments. The public hearing was closed.

5
6 Commissioner Jensen commented that used car sales are a huge tax base for the City. There was
7 further discussion on other zones in the City that allow used car sales. Director Young noted that
8 this particular situation will be an exception for the Grove Zone.

9
10 **MOTION:** Commissioner Malone moved that the Commission recommend that the City
11 Council approve the proposed text amendments to Section 10-14-24-1C-2, The Grove
12 Commercial Sales Subdistrict Permitted Uses, of the Pleasant Grove City Code; and adopt the
13 exhibits, conditions, and findings contained in the staff report. Commissioner Jensen seconded
14 the motion. The Commissioners unanimously voted "Aye". The motion carried.

15
16 **ITEM 11** Public Hearing reviewing proposed amendments to Chapters one and two of the
17 Pleasant Grove City General Plan. **Continued from March 27, 2014.*

18
19 Director Young presented the proposed amendments to Chapters 1 and 2 of the Pleasant Grove
20 City General Plan. They originally planned to amend the entire plan but because it has been a
21 huge endeavor they started with the first two chapters. Staff hoped to make updates in the near
22 future to Chapter 4, regarding economic development, as well as to other individual chapters.

23
24 Chapter 1 serves as the introductory chapter and few changes are planned. The mission and
25 vision statements, however, were recently changed. The demographics of the community were
26 also changed. They have been updated in addition to the population projections. The general
27 goals found in the back of the chapter are basically umbrella statements and outline general
28 concepts that the City would like to move forward. Staff recommended that the last two columns
29 be removed, which relate to timing and agency, because they are ongoing objectives involving
30 staff, the Planning Commission, and City Council. Director Young noted that the last goal listed
31 in Chapter 1 was moved to Chapter 3, as it was more pertinent to that section of the General
32 Plan. The Planning Commission reviewed the chapter one page-by-page, clarifying changes
33 highlighted throughout the document.

34
35 Director Young introduced the updates to Chapter 2, which relate directly to the City map. In
36 looking at the previously adopted map, not all of the information was cohesive. Therefore,
37 staff's objective was to bring the map and plan in line with one other so that the same density
38 information is reflected for various land use areas. Director Young pointed out that a new
39 category for zoning overlays was added, while other categories were removed or condensed.

40
41 The Land Use Map was presented. Director Young brought the Commission's attention to the
42 northernmost part of the map shown as rural density residential and very low density residential.
43 At the time the City was considering the Muirfield Development, the area zoned rural density
44 residential was rezoned R1-20. Therefore, there was no need to create a new land use
45 designation area, so the map will reflect this entire area also as very low density residential.

1 There was discussion regarding the removal of the Neighborhood Commercial zones and other
2 zoning changes throughout the City. The Commission reviewed each page of Chapter 2 with
3 highlighted updates.

4
5 Commissioner Malone commended staff for all of their hard work. Director Young stated that
6 it's taken them longer than they anticipated to work through the issue due to changes in staffing.
7 The project, however, is now underway.

8
9 The public hearing was opened. There were no public comments. The public hearing was
10 closed.

11
12 **MOTION:** Commissioner Jensen moved that the Commission recommend to City Council the
13 proposed amendments to Chapters 1 and 2 of the Pleasant Grove City General Plan.
14 Commissioner Cardon seconded the motion. The Commissioners unanimously voted "Aye".
15 The motion carried.

16
17 There were no minutes to review.

18
19 **MOTION:** Commissioner Malone moved to adjourn. Commissioner Adams seconded the
20 motion. The Commissioners unanimously voted "Aye". The motion carried.

21
22 The meeting adjourned at 8:50 p.m.

23
24
25 _____
26 Planning Commission Chair

27
28 _____
29 Barbara Johnson, Planning Tech

30
31 _____
32 Date Approved
33
34
35 _____